

PROPERTY LOCATION

No	Alt No	Direction/Street/City
473	-503	MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	AKBARIAN MOHAMMED MD			
Owner 2:	ARLINGTON FINANCE TRUST INC			
Owner 3:				
Street 1:	P.O. BOX 724			
Street 2:				
Twn/City:	WINCHESTER			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01890		Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .895 Sq. Ft. of land mainly classified as Comm. / Res. with a Comm. Block Building built about 1960, having primarily Brick Exterior and 31313 Square Feet, with 17 Units, 5 Baths, 0 3/4 Bath, 10 HalfBaths, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
340	19499.000	2,906,940	2,900	888,050	3,797,890		31860
112	19499.000	769,860		888,050	1,657,910		GIS Ref
Total Card	0.895	3,676,800	2,900	1,776,100	5,455,800	Entered Lot Size	GIS Ref
Total Parcel	0.895	5,836,000	2,900	1,776,100	7,615,000	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		174.24	/Parcel: 155.00	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	031	FV	5,836,000	2900	38,998.	1,776,100	7,615,000		Year end	12/23/2021	PRINT	
2021	031	FV	5,836,000	2900	38,998.	1,745,800	7,584,700		Year End Roll	12/10/2020		Date
2020	031	FV	5,740,600	2900	38,998.	1,715,600	7,459,100	7,459,100	Year End Roll	12/18/2019	12/29/21	23:38:49
2019	031	FV	4,899,800	3000	38,998.	1,614,700	6,517,500	6,517,500	Year End Roll	1/3/2019		
2018	031	FV	4,825,000	3000	38,998.	1,412,800	6,240,800	6,240,800	Year End Roll	12/20/2017	LAST REV	
2017	031	FV	4,587,200	3000	38,998.	1,110,100	5,700,300	5,700,300	Year End Roll	1/3/2017	Date	Time
2016	031	FV	4,587,200	3000	38,998.	1,110,100	5,700,300	5,700,300	Year End	1/4/2016	11/02/20	09:20:55
2015	031	FV	4,094,600	3100	38,998.	1,009,200	5,106,900	5,106,900	Year End Roll	12/11/2014	danam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2020	868	Inter Fi	55,100	O				
4/6/2020	383	Renovate	90,000	C				
10/29/2019	1742	Inter-De	11,289	C				
12/7/2017	1624	Add Bath	13,900	C				
11/29/2017	1574	Re-Roof	59,750	C				
12/12/2013	1808	Sign	1,500	C				
4/12/2013	534	Manual	9,500	C				
9/25/2012	1206	Sign	2,500	C				
8/31/2012	1088	Re-Roof	6,000					RUBBER ROOF
8/27/2012	1066	Manual	1,000					INTERIOR PARTITION

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Permit Visit	DGM	D Mann
4/27/2018	Meas/Inspect	DGM	D Mann
2/6/2014	Info Fm Prmt	EMK	Ellen K
6/13/2013	Info Fm Prmt	EMK	Ellen K
4/16/2013	Info Fm Prmt	EMK	Ellen K
3/27/2009	Measured	201	PATRIOT
4/20/2000	Info At Door	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	31860
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

